

Condominium

RESIDENTIAL

1073 RIVER RIDGE CIR

GRAND BLANC, MI 48439

\$186,767 TopHap Estimate · \$190 / ft² · confidence 93 · as of Jul 14, 2026



2.5

BATHS

984 ft²

LIVING AREA

1994

YEAR BUILT

2

PARKING

VALUATION

\$187K

\$173K low

\$200K high

Last Sale

\$158,000 · Nov 7, 2023

Est. Owner Equity

\$33,507

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$1,146 (2025)
Assessed Value	\$104,400
Previous Assessed	\$97,100
Assessor Market Value	\$208,800

PROPERTY FACTS

Property Type	Condominium
Style	Ranch
County	GENESEE
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

25
FLOOD

16
WILDFIRE

53
HEAT

56
STORM

2
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 27, 2023	Resale	Warranty Deed	\$158,000	\$161	\$153K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Fenton Middle School	Middle	6–8	2.7 mi
West Shore Elementary School	Elementary	KG–2	3.8 mi
Lake Fenton High School	High	9–12	4.3 mi

District: Lake Fenton Community Schools

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

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 NEIGHBORHOOD · ZIP 48439

48 CRIME INDEX	99 AIR POLLUTION	49,271 POPULATION	\$91K MEDIAN IN-COME	47°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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